087.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	920,800 / 920,800
					USE VALUE:	920,800 / 920,800
					ASSESSED:	920,800 / 920,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FRIEDMAN EDWARD N/ETAL
Owner 2:	VREELAND MARTHA M
Owner 3:	
Street 1:	42 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,915 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1978 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7915.000	455,500	5,100	460,200	920,800
Total Card	0.182	455,500	5,100	460,200	920,800
Total Parcel	0.182	455,500	5,100	460,200	920,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.46 | /Parcel: 465.4

Legal Description

User Acct

55200

GIS Ref

GIS Ref

Insp Date

11/15/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 087.0-0005-0005.0

!7098!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	455,200	5100	7,915.	460,200	920,500	920,500	Year End Roll	12/18/2019
2019	101	FV	380,300	5100	7,915.	427,300	812,700	812,700	Year End Roll	1/3/2019
2018	101	FV	380,300	5100	7,915.	427,300	812,700	812,700	Year End Roll	12/20/2017
2017	101	FV	380,300	5100	7,915.	374,700	760,100	760,100	Year End Roll	1/3/2017
2016	101	FV	380,300	5100	7,915.	341,900	727,300	727,300	Year End	1/4/2016
2015	101	FV	338,300	5200	7,915.	302,400	645,900	645,900	Year End Roll	12/11/2014
2014	101	FV	338,300	5200	7,915.	286,000	629,500	629,500	Year End Roll	12/16/2013
2013	101	FV	338,300	5200	7,915.	272,200	615,700	615,700		12/13/2012

PRINT

Date	Time
12/10/20	21:46:32

LAST REV

Date	Time
04/30/19	15:35:07
apro	

USER DEFINED

Prior Id # 1:	55200
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DYNAN LORRAINE	26355-286		5/31/1996		329,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/22/2013	237	Re-Roof	8,000	C				
1/22/2013	86	Manual	18,500	C				
5/15/2007	351	Manual	10,000	C		G8	GR FY08	construct screen p
6/21/2004	554	Manual	10,000					build new brick st
9/11/2001	638	Alterati	2,000	C				REPAIR TERMITE DAM
5/17/1999	283	Redo Kit	15,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	MEAS&NOTICE	BS	Barbara S
5/23/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
5/16/2013	Info Fm Prmt	EMK	Ellen K
3/24/2009	Meas/Inspect	372	PATRIOT
4/4/2000	Measured	263	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7915		Sq. Ft.	Site		0	70.	0.83	12									460,216						460,200	

Total AC/HA: 0.18170 | Total SF/SM: 7915 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 460,216 | Spl Credit | Total: 460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.20673382
Const Adj.:	1.02839708
Adj $ / SQ:	155.125
Other Features:	92000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	559574
Depreciation:	104081
Depreciated Total:	455493

COMMENTS

EST UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

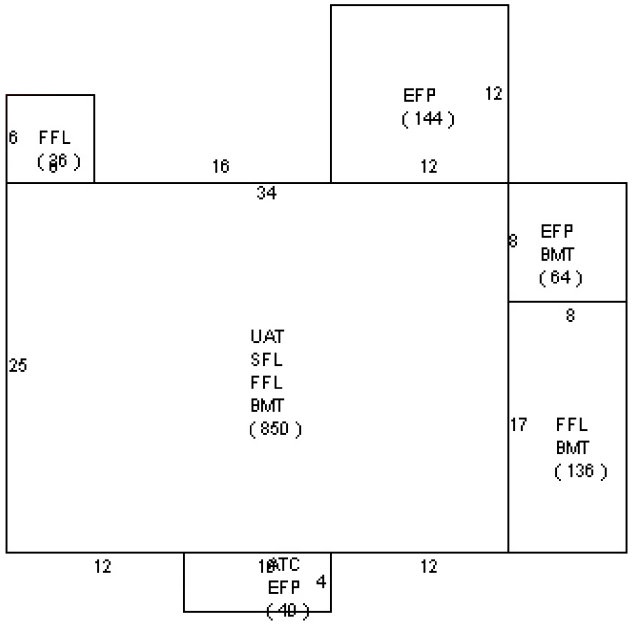
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.70
Special Features:	0	Val/Su Net:	134.09
Final Total:	455500	Val/Su SzAd	241.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,050	46.540	48,864
FFL	First Floor	1,022	155.130	158,538
SFL	Second Floor	850	155.130	131,856
EFP	Enclos Porch	248	39.290	9,743
UAT	Upper Attic	213	90.750	19,284
ATC	Attic	14	155.130	2,172

	Net Sketched Area:	3,397		Total:	370,457
Size Ad	1886	Gross Are	4060	FinArea	1978

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1932	21.93	T	40	101			4,700			4,700
19	Patio	D	Y	1	10X14	A	AV	1970	4.93	T	39.2	101			400			400

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100